



Ivy Cottage, Lower End, Hartwell, Northamptonshire, NN7 2HS

HOWKINS &
HARRISON

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Guide Price: £785,000

Presented in excellent condition throughout, this individually designed detached property is quietly situated at the end of a private lane in the sought-after village of Hartwell. Full of character, the spacious and well-appointed accommodation extends to approximately 2,408 sq ft, to include three/four bedrooms, two bathrooms, a stunning kitchen/family room, utility room, cloakroom, and three further reception rooms. Outside, the property further benefits from a landscaped rear garden and ample driveway parking.

Features

- Detached property
- Village location
- Three/four bedrooms
- Two bathrooms
- Stunning kitchen/family room
- Sitting room & dining room
- Landscaped rear garden
- Countryside views
- Ample driveway parking
- Energy Rating D



Location

The popular village of Hartwell is situated approximately eight miles south of Northampton close to Salcey Forest, which is open to the public, and eight miles north of Milton Keynes.

Amenities in the village include a highly regarded primary school, general store/shop and public house with further amenities in the adjoining village of Roade including a secondary school. Train stations at nearby Milton Keynes and Northampton offer services to London Euston with journey times of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall, Silverstone and Woburn, sailing at Caldecote Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

The entrance room is currently utilised as a study, with a doorway to the cloakroom and spacious sitting room, with dual-facing log burner, and patio doors leading to the rear garden. The stunning kitchen/family room has a range of bespoke fitted units and boasts a central island, with a wood burner and separate utility room. There is a dining room with French doors opening onto the garden, The dining room also has access to a useful storeroom, which previously formed part of the garage.

First Floor

The master bedroom benefits from fitted wardrobes and a four-piece en-suite bathroom. There are two further bedrooms, with a 'Jack and Jill' family bathroom shared by the game's room/bedroom four. There are also wardrobes to bedrooms two and three. The games room can be accessed by a staircase leading from the dining room.





Outside

The property is situated at the end of a private lane, approached by a driveway providing ample off-road parking, and access to the storeroom through an electric garage door. To the rear, the garden has been thoughtfully landscaped, mostly laid to lawn with two seating areas, one beneath an oak framed gazebo. A summerhouse is currently utilised as a home office, with power connected, and there is a useful garden shed.

Agents Note

We understand that Ivy Cottage owns the access road from Ashton Road, which has recently been resurfaced.

This spacious and well-appointed accommodation extends to approximately 2,408 sq ft. Outside, the property further benefits from a landscaped rear garden and ample driveway parking.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

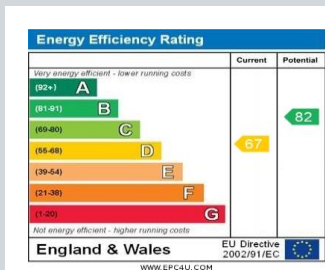
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F

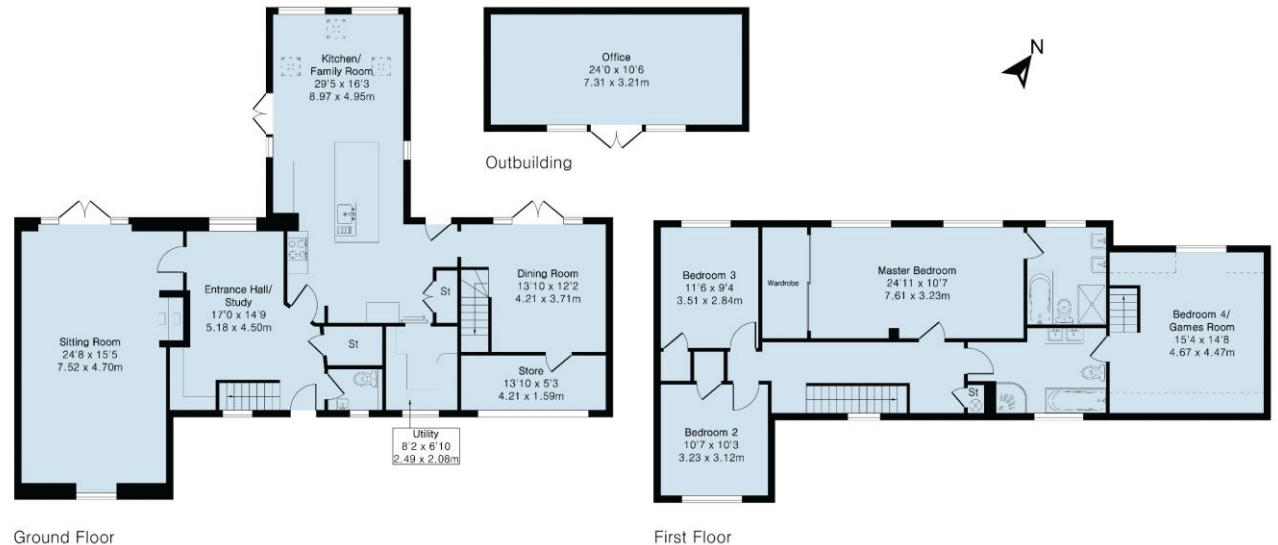


Approximate Gross Internal Area 2408 sq ft - 224 sq m (Excluding Outbuilding)

Ground Floor Area 1345 sq ft – 125 sq m

First Floor Area 1063 sq ft – 99 sq m

Outbuilding Area 253 sq ft – 23 sq m



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.